



## Minutes

### Planning & Zoning

20 Second Avenue SW, Oelwein

6:00 PM

April 08, 2025

Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Matt Weber

**Commission Members:** Savannah DeJong, Dave Gearhart, Peggy Sherrets, Roger Boylen, Paul Schemmel, David Kral, Terry Hull

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#### Roll Call

Present: DeJong, Boylen, Schemmel, Hull, Kral

Absent: Gearhart, Sherrets

#### Approve Minutes

1. Consideration of a motion to approve the January 22, 2025 minutes.

A motion was made by Boylen, seconded by Hull to approve the January 22, 2025 minutes. All were in favor.

#### Variance Requests

2. Consideration of a motion for a variance on the zoning for 204 3rd St SE.

Discussion was held on a residential home at 204 3<sup>rd</sup> Street SE which is zoned C-2 Commercial being rezoned to R-1. The group determined it matched the characteristics of the neighborhood, it is very likely to remain nothing other than a residential home for a very long time, it neighbors another home and is an area which is primarily zoned R-1. It was also suggested staff contact the neighbor at 206 3<sup>rd</sup> Street SE to discuss the same scenario.

A motion to approve re-zoning to R-1 was made by DeJong seconded by Hull. All were in favor.

3. Consideration of a motion for a variance on the zoning for 1297 South Frederick Avenue.

Discussion was held on a commercial property to be rezoned from C-2 to R-2. Owner has struggled to keep the commercial space filled, but would like to remodel the entire interior of the structure to a duplex or even potentially a 4-plex depending on floor-plan feasibility. Availability of parking requirements discussed and an easement exists to use the adjacent parking lot of Dollar Fresh. South Frederick is a mix of residential and commercial properties so re-zoning this property was determined to not be out of character to the area.

A motion was made to approve re-zoning 1297 South Frederick Avenue to R-2 by Hull, seconded by Schemmel. All were in favor.

#### Adjournment

A motion to adjourn was made by Boylen, seconded by Schemmel. All were in favor.

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